

025.A

0004

0151.1

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
714,600 / 714,600  
714,600 / 714,600  
714,600 / 714,600
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		MASS AVE, ARLINGTON

## OWNERSHIP

Owner 1:	BALASUBRAMANIAM AJAY &	Unit #:	1
Owner 2:	GOVADA SHILPA		
Owner 3:			

Street 1: 3 JAIMES WAY

Street 2:

Twn/City: ACTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01720 Type:

## PREVIOUS OWNER

Owner 1: MCBRIDE SEAN T &amp; BRITTE-ANNE -

Owner 2: -

Street 1: 151 MASS AVE UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo

with a Condo Conv Building built about 1913, having primarily

Vinyl Exterior and 1856 Square Feet, with 1 Unit, 2 Baths, 0 3/4

Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7834																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	710,700	3,900		714,600		280630
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17

Source: Market Adj Cost Total Value per SQ unit /Card: 385.02 /Parcel: 385.02

Entered Lot Size Total Land: Land Unit Type:

Parcel ID: 025.A-0004-0151.1

!15375!

## PRINT

Date: 12/30/21 Time: 20:39:11

LAST REV Date: 12/07/17 Time: 15:44:37

danam

15375

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	710,700	3900	.		714,600		Year end	12/23/2021
2021	102	FV	690,500	3900	.		694,400		Year End Roll	12/10/2020
2020	102	FV	680,400	3900	.		684,300	684,300	Year End Roll	12/18/2019
2019	102	FV	600,000	3900	.		603,900	603,900	Year End Roll	1/3/2019
2018	102	FV	532,300	3900	.		536,200	536,200	Year End Roll	12/20/2017
2017	102	FV	486,500	3900	.		490,400	490,400	Year End Roll	1/3/2017
2016	102	FV	486,500	3900	.		490,400	490,400	Year End	1/4/2016
2015	102	FV	450,700	3900	.		454,600	454,600	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCBRISE SEAN T	59526-369		7/16/2012		443,000	No	No		
DEDIC ANDRADE D	47166-242		3/27/2006		445,000	No	No		

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/16/2017	272	Fireplac	2,900	C					12/7/2017	Measured	DGM	D Mann
									3/29/2007	External Ins	BR	B Rossignol

## ACTIVITY INFORMATION

Sign: / / /

VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good												
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 6 - Stucco	25%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1913	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct: G8	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 2	HB: 1					
Const Mod:				% Own: 45.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal: 2 - Plaster				Functional:		%		Interior:		1	5	2					
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.21573269				General:									
Electric: 3 - Typical				Const Adj.: 0.99960202													
Insulation: 2 - Typical				Adj \$ / SQ: 370.651													
Int vs Ext: S				Other Features: 105750													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.10000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 873046													
% Com Wal	% Sprinkled			Depreciation: 162387													
				Depreciated Total: 710659													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 025.A-0004-0151.1																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X10	A	GD	1930	27.50	T	30	102			3,900		3,900
More: N																	
Total Yard Items:				3,900	Total Special Features:					Total:				3,900			
UnSketched SubAreas: GLA: 1856,																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ		Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten						
GLA	Gross Liv Ar	1,856		370.650	687,928												
Size Ad	Gross Area	1856		FinArea	1856												
IMAGE																	
AssessPro Patriot Properties, Inc																	
																	